

MINUTES

Attendance

Members Present: Jonathan O'Keeffe, Richard Roznoy

Members Absent: Bruce Carson

Other Planning Board Members present: Rob Crowner

Staff present: Jonathan Tucker, Planning Director; Christine Brestrup, Senior Planner; Jeff Bagg, Senior Planner

Others present and participating: Tom Ehrgood (ZBA liaison), Walter Wolnik, Diana Stein (Select Board liaison), Larry Shaffer (Town Manager)

Discussion

The meeting began at 5:30 p.m.

Mr. Shaffer presented a proposal for a potential development on University Drive south of the Leading Edge fitness center. The first phase would include housing targeted at seniors, with all units counted as affordable under MGL 40B. The second phase would potentially include mixed-use development and student housing. Such a project would require changes in the zoning from the current OP (Office Park) to another zoning district, such as BL (Limited Business). Mr. Shaffer asked the subcommittee to consider making such a change. The subcommittee agreed to consider the proposal further at their next meeting.

The subcommittee reviewed the list of potential zoning changes contained in the "Priority A" section of the FY10 Work Plan, and made preliminary designations as to which would potentially be considered at the Spring and Fall 2010 Town Meetings, as follows:

Potential amendments for Spring 2010 Annual Town Meeting

- * Phased Growth replacement
- * Master Plan conformance language
- * Social Service non-profit use category
- * University Drive rezoning

Potential amendments for Fall 2010 Special Town Meeting

- * Atkins Corner rezoning
- * North Amherst rezoning

The subcommittee made a preliminary review of the current draft of the Phased Growth replacement, which included discussion how to structure the point system, and the relative weights that should be assigned to each of the items.

The meeting was adjourned at 6:50 p.m.

Respectfully submitted by Jonathan O'Keeffe, subcommittee member

[Minutes approved 2/3/10]